

73 East Avenue, Allenby Gardens, SA 5009

House For Sale

Saturday, 13 April 2024

73 East Avenue, Allenby Gardens, SA 5009

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 836 m2

Type: House



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Auction 2pm 28/4/24

Auction Location: On Site The opportunities are endless here with this rare slice of well-proportioned real estate, minutes from the Adelaide CBD and perched on a 836sqm allotment. You'll be gifted the option to renovate or demolish (Subject to Planning Consent) to create the home of your dreams. Behind the c.1926 Bungalow façade you'll be welcomed by a flowing floorplan consisting of three roomy bedrooms, two bathrooms, generous dining and kitchen, huge rear living room and expansive backyard with outdoor entertaining. Let your creative juices flow and re-landscape to create an outdoor haven, or even choose to add an extension (STCC) where family and friends will be eager to spend time. Do not miss your opportunity to step securely and stylishly into a popular western hotspot, where everything you could want or need is minutes from home. Features to note:

- Fully fenced property
- Two driveways with multiple secure off-street carparking
- Electric lock-up garage for two cars
- Additional lock-up garage
- External shutters to multiple windows
- Bathtub
- Waterfall shower head to bathroom 1
- Gas cook top
- Built-in bar to lounge room
- Fireplace to lounge room
- Ceiling fan to garage
- Outdoor undercover entertaining alfresco
- Bird Avery
- Vegetable garden

Shopping: • The weekly shop an easy task at either Welland Shopping Centre or Brickworks Marketplace, both minutes away. Local Attractions/Entertainment: • Outdoor enthusiasts will enjoy the easy access of the Linear Park walking trail, taking you to city or sea. • Adelaide Entrainment Centre • Adelaide 36ers Arena • Coopers Stadium • Allenby Gardens Reserve • West Hindmarsh Dog Park (Jervois Ave) Eateries, Pubs, Cafes and Restaurants: • The Gov • Queen Street Café scene (Elizabeth Street, Croydon) • Plant 3 Microbrewery and Plant 4 Marketplace in Bowden • Mitolo Coffee • Coffee in Common • Bloom Restaurant • Shapeshifter Brewing

Schooling: • Zoned to Allenby Gardens Primary School and Underdale High School • St Joseph's, Flinders Park Primary, Kilkenny Primary, St Michael's College all within walking distance. Transportation: • 20 minutes walk to Croydon Train station • Endless bus stops along Grange Road. Method of Sale: • Auction On-Site at 2:00pm, Sunday 28th April 2024 Disclaimer: • Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: • Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.